

Pkt 8A pg 9373

NOTES

- All lots are hereby designated as having a permanent public utility, drainage and irrigation easement over the ten (10) feet contiguous easement with road right-of-way and the subdivision easement. However, this shall not preclude the construction of proper hard surface driveways for access to each individual lot. Special easements as shown.
- Each side of common lot these have a five (5) foot permanent public utility, irrigation and drainage easement, unless otherwise noted.
- Minimum building setback lines shall be in accordance with the applicable zoning and subdivision regulations at the time of issuance of the building permit or as specifically approved and/or required, or as shown on this plat.
- Any subdivision of this plat shall comply with the applicable zoning and subdivision regulations in effect at the time of the subdivision or as allowed by conditional use.
- Developer and/or Owner(s) to comply with Idaho Code, Section 31-3805 concerning irrigation use.
- For any water ways and wetland areas in Lots 51, 54, 66 Block 2 and Lot 20, Block 3 as here by designated as having an Ada County Highway District storm drainage easement and are owned and maintained by the Lakeland Village Homeowners Association. Easements shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the drainage facility.
- Lots shall not be reduced in size without prior approval from the Health Authority.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- Reference is made to public health letter on file regarding additional restrictions.
- A 12' ingress/egress easement, instrument No. 101004319, is located in Lot 7, Block 3 as shown, and said easement runs with the land.
- A 20' Ada County Highway District storm drainage easement is centered on the lot line common to Lots 58 and 59, Block 2 as shown. Easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the drainage facility.
- A 20' Garden City sanitary sewer and potable water easement is located to the southeast of the lot line common to Lots 60 and 61, Block 2 as shown.

CURVE TABLE

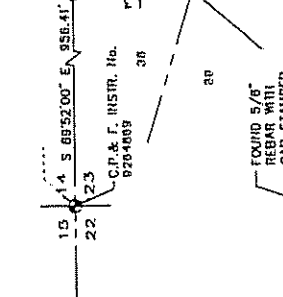
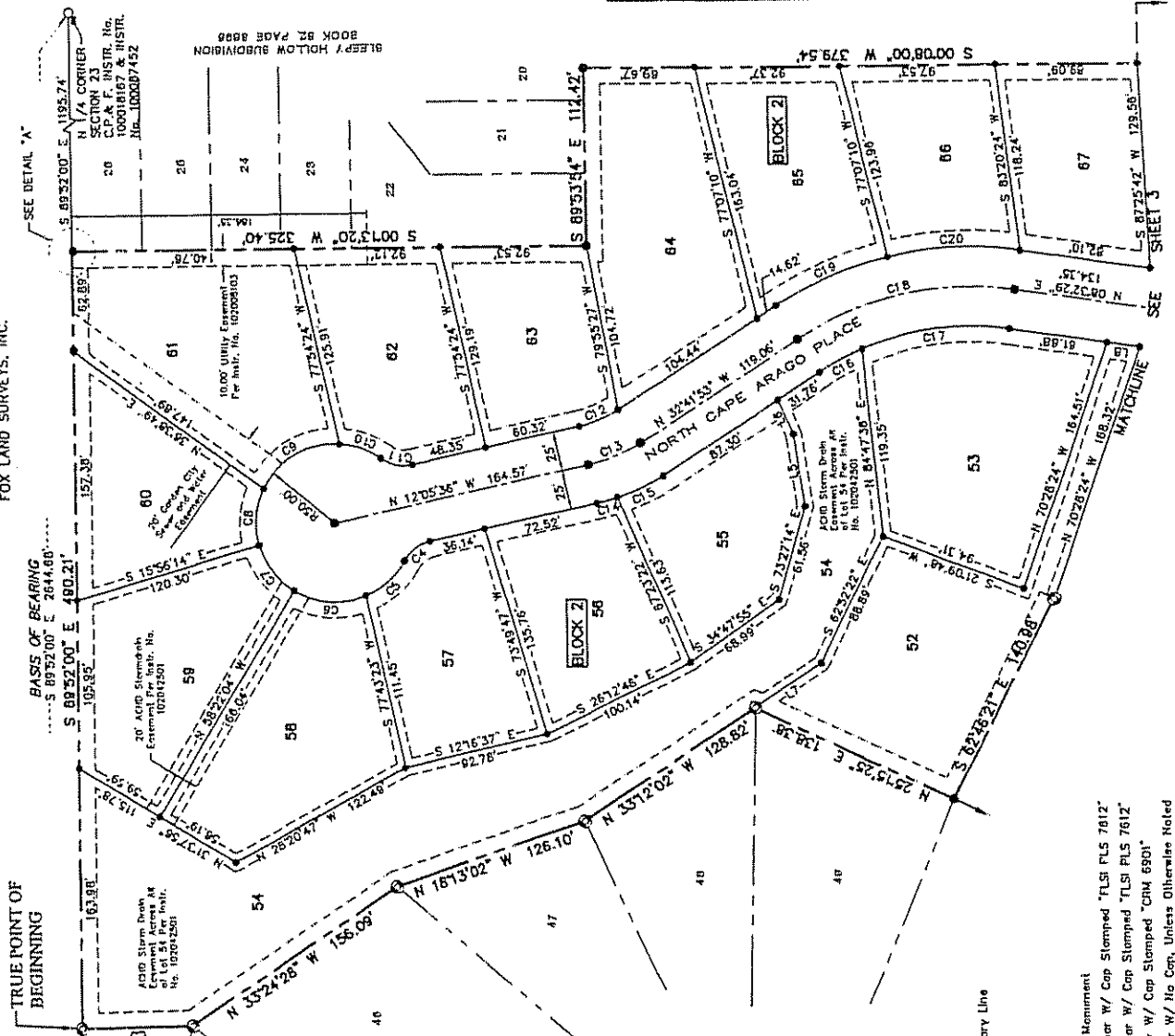
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING	CHORD LENGTH
C1	625.00	67.05	7.31	68.25	44.20	S 67.05 15° E	88.17
C2	575.00	148.53	18.33	9.16	56.70	S 20° 28' E	18.33
C3	575.00	171.42	13.67	6.63	103.28	S 70° 26' E	13.66
C4	25.00	40.11	2.31	21.03	11.18	N 68° 11' 10" W	20.41
C5	50.00	80.22	3.35	17.38	54.13	S 55° 55' E	32.83
C6	50.00	53.31	46.71	25.22	59.48	S 44° 34' W	45.03
C7	50.00	42.29	37.08	18.44	59.23	S 13° 13' W	36.23
C8	50.00	42.29	37.08	18.44	104.41	S 84° 41' W	35.66
C9	50.00	67.35	59.27	33.68	129.29	S 29° 30' W	27.25
C10	50.00	31.37	21.03	11.18	57.00	S 70° 05' W	20.31
C11	25.00	40.11	2.31	21.03	11.18	S 72° 23' 44" E	20.93
C12	75.00	20.36	26.87	13.63	52.23	S 44° 34' E	35.77
C13	100.00	61.20	13.53	18.18	52.23	S 44° 34' E	13.52
C14	125.00	61.20	13.53	6.77	51.51	S 15° 36' E	31.34
C15	125.00	147.41	31.43	15.80	52.23	S 44° 34' E	31.32
C16	125.00	107.60	31.38	15.72	127.33	S 35° 53' W	31.32
C17	125.00	30.30	94.40	48.19	108.56	S 42° 42' W	93.45
C18	200.00	41.14	143.85	75.25	117.04	S 42° 42' W	140.87
C19	225.00	17.18	177.78	39.28	112.42	S 13° 17' W	77.40
C20	225.00	21.25	54.16	42.58	102.10	S 70° 26' W	83.67



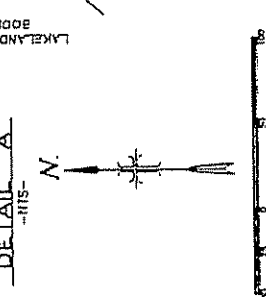
FOX LAND SURVEYORS, INC.
 913 S LATAH SUITE D BOISE, ID 83705
 208-342-7957 - FAX 208-342-7437
 INDEX# 411-23-4-0-0-00-00
 ACID DWS. FILE 20168FP2

FINAL PLAT
LAKELAND VILLAGE SUBDIVISION PHASE 3
 A PORTION OF GOVERNMENT LOTS 3 & 4 WITHIN THE NW1/4 OF SECTION 23
 TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 GARDEN CITY, ADA COUNTY, IDAHO

FOX LAND SURVEYS, INC.
 2002



DETAIL "A"
 FOR WITNESS CORNER USE WITH FENCING AT TRUE CORNER.
 FOUND 5/8" REBAR WITH CAP STAMPED "FLS 7612" REMOVED DURING CONSTRUCTION. RESET 5/8" REBAR WITH CAP STAMPED "FLS 7612" FOR WITNESS CORNER USE WITH FENCING AT TRUE CORNER.



LINE TABLE

LINE	LENGTH	BEARING
L1	50.00	N 26° 33' 59" E
L2	25.31	S 43° 09' 05" W
L3	65.95	N 00° 40' 35" W
L4	50.00	N 05° 52' 43" W
L5	46.25	N 81° 36' 24" E
L6	23.37	N 86° 18' 18" E
L7	50.65	S 33° 22' 23" E
L8	70.37	S 08° 52' 30" W
L9	26.45	S 89° 34' 28" W

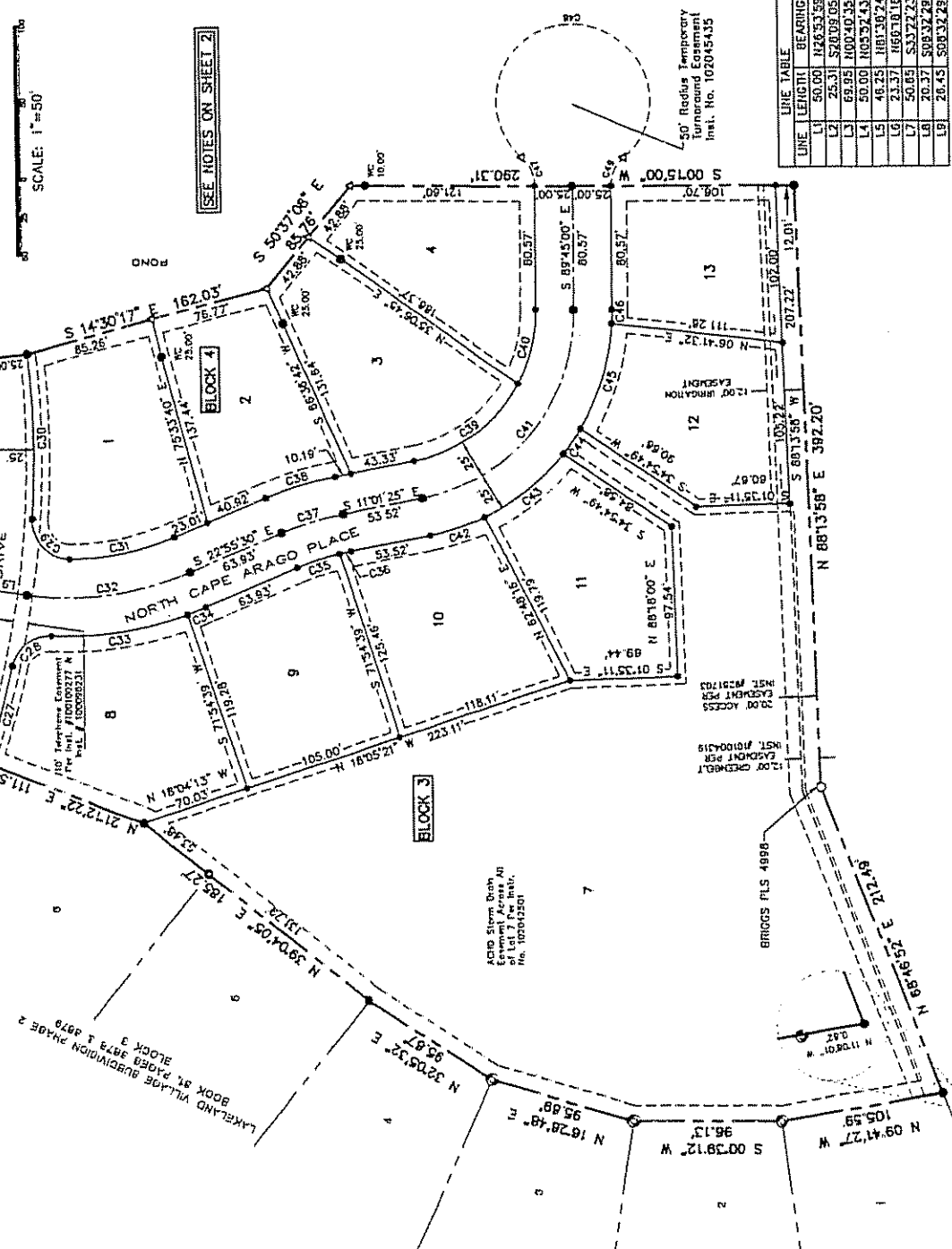
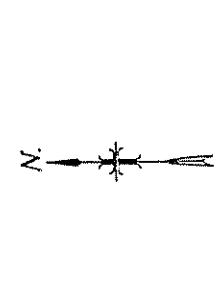
- LEGEND**
- Subdivision Boundary Line
 - Lot Line
 - Section Line
 - 1/4 Section Line
 - Easement Line
 - Found Brass Cap Monument
 - Set 5/8" x 30" Rebar w/ Cap Stamped "FLS PLS 7612"
 - Set 1/2" x 24" Rebar w/ Cap Stamped "FLS PLS 7612"
 - Found 5/8" Rebar w/ Cap Stamped "CHM 6901"
 - Found 5/8" Rebar w/ No Cap, Unless Otherwise Noted
 - Found 1/2" Rebar w/ Cap Stamped "BA LS 4116"
 - Calculated Point, Nothing Found or Set

EX 8A PG 9374

FINAL PLAN
LAKELAND VILLAGE SUBDIVISION PHASE 3
 A PORTION OF GOVERNMENT LOTS 3 & 4 WITHIN THE NW1/4 OF SECTION 23
 TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 GARDEN CITY, ADA COUNTY, IDAHO
 2002
 FOX LAND SURVEYS, INC.

- LEGEND**
- Subdivision Boundary Line
 - Lot Line
 - Section Line
 - 1/4 Section Line
 - Easement Line
 - Found Brass Cap Monument
 - Set 5/8" x 30" Rebar W/ Cop Stamped "FLS PLS 7612"
 - Set 1/2" x 24" Rebar W/ Cop Stamped "FLS PLS 7612"
 - Found 5/8" Rebar W/ Cop Stamped "CRK 6901"
 - Found 5/8" Rebar W/ No Cop, Unless Otherwise Noted
 - Found 1/2" Rebar W/ Cop Stamped "BA LS 4110"
 - △ Calculated Point, Nothing Found or Set
 - MC Witness Corner

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING	CHORD LENGTH
C1	625.00	635.23	68.25	44.20	567.93	S 81.12 E	68.17
C2	575.00	149.35	18.33	9.16	592.07	S 28.12 E	18.33
C3	575.00	171.42	13.67	6.83	583.26	S 28.12 E	13.67
C4	25.00	481.23	21.03	11.18	495.11	S 81.12 E	20.41
C5	50.00	3820.08	33.45	17.38	541.95	S 81.12 E	32.83
C6	50.00	5331.30	46.71	25.22	504.46	S 81.12 E	45.03
C7	50.00	4228.07	37.08	19.44	552.49	S 81.12 E	36.23
C8	50.00	6225.07	59.27	33.68	484.41	S 81.12 E	55.06
C9	50.00	6735.14	59.27	33.68	429.79	S 81.12 E	55.06
C10	25.00	3137.40	27.60	14.16	1701.67	S 81.12 E	27.60
C11	25.00	4811.23	21.03	11.18	1120.05	S 81.12 E	20.41
C12	75.00	2036.16	26.97	13.63	522.23	S 44.12 E	26.83
C13	100.00	2036.16	18.18	15.96	522.23	S 44.12 E	35.77
C14	125.00	612.09	13.53	6.77	545.11	S 81.12 E	13.52
C15	125.00	1424.16	31.43	15.80	525.29	S 44.12 E	31.34
C16	175.00	1016.00	31.36	15.72	472.33	S 44.12 E	31.32
C17	175.00	3058.22	94.60	48.49	406.36	S 44.12 E	83.45
C18	200.00	4114.22	143.95	75.25	412.74	S 44.12 E	140.87
C19	225.00	1948.32	77.79	39.29	422.47	S 44.12 E	77.40
C20	225.00	2125.50	84.16	42.58	402.10	S 44.12 E	83.87
C21	25.00	9511.20	41.53	27.37	539.03	S 81.12 E	36.92
C22	575.00	913.53	92.64	46.42	488.44	S 44.12 E	92.54
C23	600.00	1476.41	151.27	76.04	588.39	S 44.12 E	150.87
C24	600.00	1823.37	192.82	97.14	571.14	S 44.12 E	191.79
C25	25.00	9314.35	41.56	27.40	464.08	S 44.12 E	38.94
C26	575.00	1319.40	132.25	66.42	484.08	S 44.12 E	131.96
C27	625.00	598.30	65.18	32.62	574.07	S 44.12 E	65.15
C28	25.00	8040.25	35.20	21.23	448.40	S 44.12 E	34.48
C29	25.00	9343.31	40.90	25.68	547.09	S 44.12 E	40.78
C30	625.00	953.38	107.93	54.10	489.04	S 44.12 E	107.78
C31	175.00	2312.55	70.91	35.95	511.97	S 44.12 E	70.42
C32	200.00	3127.59	109.84	56.34	507.11	S 44.12 E	109.48
C33	225.00	4215.14	91.32	46.30	508.93	S 44.12 E	90.89
C34	175.00	922.35	26.64	14.35	511.62	S 44.12 E	26.61
C35	175.00	2313.30	72.71	36.06	412.71	S 44.12 E	72.71
C36	200.00	1154.05	41.54	20.85	410.50	S 44.12 E	41.47
C37	225.00	1154.05	46.74	23.45	410.50	S 44.12 E	46.65
C38	225.00	5010.50	87.58	45.82	536.08	S 44.12 E	87.58
C39	100.00	2833.48	49.82	25.44	575.28	S 44.12 E	49.81
C40	100.00	2833.48	171.75	102.54	580.23	S 44.12 E	171.75
C41	25.00	7943.39	38.47	19.34	518.24	S 44.12 E	38.37
C42	150.00	1441.46	36.67	18.31	588.23	S 44.12 E	36.37
C43	150.00	2534.39	66.67	34.00	588.23	S 44.12 E	66.37
C44	150.00	738.42	20.01	10.02	588.23	S 44.12 E	20.00
C45	150.00	2726.47	71.85	36.63	572.37	S 44.12 E	71.17
C46	150.00	3234.41	86.89	44.45	588.33	S 44.12 E	86.89
C47	25.00	4811.23	21.03	11.18	1168.39	S 81.12 E	20.41
C48	50.00	2762.46	241.19	141.72	400.15	S 44.12 E	241.19
C49	25.00	4811.23	21.03	11.18	1168.39	S 81.12 E	20.41



PREPARED BY
FOX LAND SURVEYS, INC.
 913 S LATAH SUITE D BOISE, ID 83705
 208-342-7857 -- FAX 208-342-4437
 INDEX# 411-23-4-0-00-00
 A-60 D.M.G. FILE 20168BFP3
 SHEET 3 OF 4

LINE	LENGTH	BEARING
L1	50.00	N 82°53'59" E
L2	25.31	S 70°09'05" W
L3	69.95	N 00°40'35" W
L4	50.00	N 05°32'43" W
L5	46.25	N 81°30'24" E
L6	23.37	N 66°18'18" E
L7	50.65	S 33°22'23" W
L8	20.37	S 08°32'28" W
L9	28.45	S 08°32'28" W

BY BA 0325

FINAL FLAT FOR LAKELAND VILLAGE SUBDIVISION PHASE 3

2002 FOX LAND SURVEYS, INC.

CERTIFICATE OF OWNER
A tract of land located in the Northwest 1/4 of Section 23, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho, hereinafter referred to as the "Tract", is being subdivided as follows:

Beginning at the found Brass Cap at the Section Corner common to Sections 14, 15, 22 and 23, Township 4 North, Range 1 East, Boise Meridian;

thence South 89° 52' 00" East a distance of 856.41 feet along the Section line common to said Sections 14 and 23 to a found 5/8 inch rebar with plastic cap stamped "CRM FLS 6901" at the Northeast corner of Lot 38 Block 2 of Lakeland Village Phase 2 Subdivision and the IRUE POINT OF BEGINNING;

thence continuing along the Section line common to said Sections 14 and 23, South 09° 53' 00" East a distance of 490.21 feet to a found 5/8 inch rebar with plastic cap stamped "BKA FLS 4116" at the Northeast corner of the Shery Hollow Subdivision;

thence along the west line of said Shery Hollow Subdivision South 09° 53' 00" East a distance of 13.20 feet to a found 5/8 inch rebar with plastic cap stamped "FLS FLS 7612" at the Southeast corner of said Shery Hollow Subdivision;

thence along the south line of said Shery Hollow Subdivision South 89° 52' 00" East a distance of 112.42 feet to a point;

thence South 09° 08' 00" West a distance of 379.85 feet to a set 5/8 inch rebar with plastic cap stamped "FLS FLS 7612" the beginning of a non-tangent curve to the right, said curve having an interior angle of 01° 21' 42", a radius of 575.00 feet, a tang chord bearing of South 83° 26' 26" West, a long chord distance of 13.06 feet;

thence along said non-tangent curve to the right on arc length of 13.07 feet to a set 5/8 inch rebar with plastic cap stamped "FLS FLS 7612" at a point of non-tangency;

thence South 05° 52' 43" East a distance of 50.00 feet to a set 5/8 inch rebar with plastic cap stamped "FLS FLS 7612";

thence South 14° 30' 17" East a distance of 165.03 feet to a set 5/8 inch rebar with plastic cap stamped "FLS FLS 7612";

thence South 50° 37' 00" East a distance of 85.76 feet to a set 5/8 inch rebar with plastic cap stamped "FLS FLS 7612" at point on the north line of the Clements parcel as recorded in Instrument No. 8265283 and as depicted on Record of Survey No. 4779;

thence along the south line of the said Clements parcel, South 13° 50' West a distance of 392.20 feet to a found 1/2 inch rebar with plastic cap stamped "BKA FLS 4116", replaced with a set 5/8 inch rebar with plastic cap stamped "FLS FLS 7612";

thence continuing along the south line of said Clements parcel South 68° 46' 52" West a distance of 212.49 feet to a set 5/8 inch rebar with plastic cap stamped "FLS FLS 7612" at the Southwest corner of Lakeland Village Phase 2 Subdivision;

thence along the east line of said Lakeland Village Phase 2 Subdivision the following corners and distances:

North 09° 41' 27" West a distance of 105.39 feet to a found 5/8 inch rebar with plastic cap stamped "CRM FLS 6901" at the east corner common to Lots 1 and 2, Block 2;

North 09° 39' 12" East a distance of 86.13 feet to a found 5/8 inch rebar with plastic cap stamped "CRM FLS 6901" at the east corner common to Lots 3 and 4, Block 2;

North 16° 36' 49" East a distance of 85.69 feet to a found 5/8 inch rebar with plastic cap stamped "CRM FLS 6901" at the east corner common to Lots 5 and 6, Block 2;

North 32° 05' 32" East a distance of 85.67 feet to a found 5/8 inch rebar with plastic cap stamped "CRM FLS 6901" at the east corner common to Lots 7 and 8, Block 2;

North 39° 04' 05" East a distance of 131.79 feet to a found 5/8 inch rebar with plastic cap stamped "CRM FLS 6901" at the east corner common to Lots 9 and 10, Block 2;

North 39° 04' 05" East a distance of 53.40 feet to a set 5/8 inch rebar with plastic cap stamped "FLS FLS 7612" at an angle point on the east line of Lot 9 Block 2;

North 21° 12' 22" East a distance of 111.56 feet to the northeast corner of said Lot 6 and to a found 5/8 inch rebar with plastic cap stamped "CRM FLS 6901" at the beginning of a non-tangent curve to the right, said curve having an interior angle of 08° 05' 23", a radius of 625.00 feet, a long chord bearing of North 67° 05' 15" West, a long chord distance of 88.17 feet;

Along said non-tangent curve to the right and along the north line of said Lot 6, North 09° 41' 27" West a distance of 88.17 feet to a found 5/8 inch rebar with plastic cap stamped "FLS FLS 7612" at a point of non-tangency at a found 5/8 inch rebar with plastic cap stamped "CRM FLS 6901";

North 28° 53' 59" East a distance of 50.00 feet to the north right of way of West Head Drive and a found 5/8 inch rebar with plastic cap stamped "CRM FLS 6901" at the beginning of a non-tangent curve to the left, said curve having an interior angle of 01° 49' 35", a radius of 575.00 feet, a long chord bearing of North 62° 07' 28" West, a long chord distance of 18.33 feet;

Along said non-tangent curve to the left on arc length of 18.33 feet to a point of tangency at the southwest corner of Lot 50, Block 2;

North 28° 05' 05" East a distance of 25.31 feet to the northeast corner of said Lot 50 at a found 5/8 inch rebar with plastic cap stamped "CRM FLS 6901";

North 62° 46' 21" West a distance of 140.88 feet to a set 5/8 inch rebar with plastic cap stamped "FLS FLS 7612" at the east corner common to Lots 49 and 50, Block 2;

North 25° 15' 25" East a distance of 138.38 feet to a found 5/8 inch rebar with plastic cap stamped "CRM FLS 6901" at the east corner common to Lots 48 and 49, Block 2;

North 33° 12' 03" West a distance of 128.82 feet to a found 5/8 inch rebar with plastic cap stamped "CRM FLS 6901" at the east corner common to Lots 47 and 48, Block 2;

North 33° 24' 28" West a distance of 126.10 feet to a found 5/8 inch rebar with plastic cap stamped "CRM FLS 6901" at the east corner common to Lots 46 and 47, Block 2;

North 09° 40' 35" West a distance of 136.09 feet to a found 5/8 inch rebar with plastic cap stamped "CRM FLS 6901" at the east corner common to Lots 38, 39 and 46, Block 2;

North 09° 40' 35" West a distance of 69.95 feet to a found 5/8 inch rebar with plastic cap stamped "CRM FLS 6901" at the northeast corner of said Lot 38 and Lakeland Village Phase 2 Subdivision and the IRUE POINT OF BEGINNING.

Containing 571,514 square feet, 13.120 acres, more or less.

It is the intention of the undersigned to include said land in this plat, and dedicate to the public forever the public streets "West Heccia Road" and "West Heccia Lane" and "West Heccia Drive" as shown on the plat. The undersigned hereby certifies that the public use of said streets is not dedicated to the public but the right to use said streets is a perpetually reserved for the use of the public and for such other uses as designated hereon and no structure other than for such utility purposes are to be erected on the lands of said subdivisions. All lots within this plat will be eligible to receive water service from the Garden City Water System and Garden City has agreed in writing to serve all of the lots.

In witness whereof, I have set my hand this 13 day of July, 2002, year of 2002.

Notary Public for Idaho
RESIDING IN BOISE, IDAHO
MY COMMISSION EXPIRES ON 11/15/2002

ACKNOWLEDGMENT
STATE OF IDAHO)
COUNTY OF ADA) SS
On this 13 day of July, 2002, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Ronald W. Burt, known and identified to me to be a Member of Lakeland Village, LLC, an Idaho Limited Liability Company, that executed the foregoing instrument, and the person who executed the instrument on behalf of said Limited Liability Company, and acknowledged to me that said Limited Liability Company executed the same.

CITY ENGINEER APPROVAL

I, Carolyn W. Ziegler, the undersigned, City Engineer for Garden City, Ada County, Idaho, hereby accept and approve this plat on this 13 day of July, 2002.

Carolyn W. Ziegler
City Engineer

CENTRAL DISTRICT HEALTH DEPARTMENT APPROVAL

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THIS LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR THIS AGENCY LISTING THE CONDITIONS OF APPROVAL.

Michelle EW
Health Officer

CITY COUNCIL APPROVAL

I, David K. DeBenedictis, City Clerk in and for the Garden City, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 19 day of March, 2002, this plat was duly accepted and approved.

David K. DeBenedictis
Garden City Clerk

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

ON THE 13 DAY OF JULY, 2002.

Charles W. ...
ADA County Highway District

COUNTY SURVEYOR'S APPROVAL

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

John ...
ADA County Surveyor

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, County Treasurer in and for Ada County, Idaho, hereby certify that the requirements of I.C. 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for a period of thirty (30) days only.

Lucas ...
County Treasurer

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record at the request of LAKELAND VILLAGE of IDAHO minutes past 12 o'clock P.M., on this 13 day of JULY, 2002, in book BA of plats at page 9572 and 9575.

Al ...
County Recorder

CERTIFICATE OF SURVEYOR

This is to certify that I, Timothy J. Fox, a Professional Land Surveyor, supervised the survey of land as described in the Certificate of Owners and that this plat is a true and correct representation of said survey as made on said land and designated herein as "Lakeland Village Subdivision Phase 3" was made in accordance with the laws of the State of Idaho relating to Plats and Surveys and in conformance with the Garden City Subdivision Ordinance.



PREPARED BY
FOX LAND SURVEYS, INC.
913 S LATAH SUITE D BOISE, ID 83705
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INDEX# 411-23-4-0-00-00
ACAD DWG. FILE 201618TP4